091.0 Map | 0002 Block | 0016.D Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,059,800	/	1,059,800
USE VALUE:	1,059,800	/	1,059,800
ASSESSED:	1,059,800	/	1,059,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICKLES RICHARD J
Owner 2:	MACGOWAN DONNA M
Owner 3:	
Street 1:	10 KNOWLES FARM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	57 RUSSELL ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,019 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2368 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6019.000	639,400		420,400	1,059,800
Total Card	0.138	639,400		420,400	1,059,800
Total Parcel	0.138	639,400		420,400	1,059,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.55 | /Parcel: 447.5

Legal Description

User Acct 273999

GIS Ref

GIS Ref

Insp Date 11/30/18

Entered Lot Size | Total Land: | Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0016.D

!15306!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	639,400	0	6,019.	420,400	1,059,800	1,059,800	Year End Roll	12/18/2019
2019	101	FV	490,800	0	6,019.	426,400	917,200	917,200	Year End Roll	1/3/2019
2018	101	FV	490,800	0	6,019.	318,300	809,100	809,100	Year End Roll	12/20/2017
2017	101	FV	490,800	0	6,019.	288,300	779,100	779,100	Year End Roll	1/3/2017
2016	101	FV	490,800	0	6,019.	276,300	767,100	767,100	Year End	1/4/2016
2015	101	FV	480,100	0	6,019.	234,200	714,300	714,300	Year End Roll	12/11/2014
2014	101	FV	480,100	0	6,019.	222,200	702,300	702,300	Year End Roll	12/16/2013
2013	101	FV	480,100	0	6,019.	211,400	691,500	691,500		12/13/2012

PRINT

Date	Time
12/11/20	05:02:44

LAST REV

Date	Time
05/07/19	13:45:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15306

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	49295-386		4/17/2007		739,500	No	No		
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No		SUBDIVISION

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2005	932	Add Att	30,000			G7	GR FY07	ADD 2 BDRMS
1/20/2005	44	New Buil	160,000			G7	GR FY07	NEW 2.5 STRY, SF

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
2/7/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/14/2007	MLS	HC	Helen Chinal
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6019		Sq. Ft.	Site		0	70.	1.00	5									420,399						420,400	

Total AC/HA: 0.13818 | Total SF/SM: 6019 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,399 | Spl Credit | Total: 420,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09341216
Const Adj.:	0.99495000
Adj $ / SQ:	135.986
Other Features:	118331
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647782
Depreciation:	8421
Depreciated Total:	639360

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

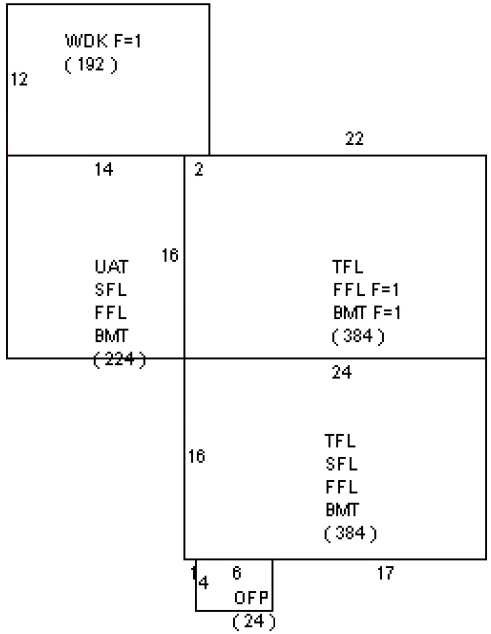
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.86
Special Features:	0	Val/Su Net:	176.05
Final Total:	639400	Val/Su SzAd	270.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	992	40.800	40,470
FFL	First Floor	992	135.990	134,898
TFL	Third Floor	768	135.990	104,437
SFL	Second Floor	608	135.990	82,680
WDK	Deck	192	11.150	2,141
UAT	Upper Attic	56	54.390	3,046
OFP	Open Porch	24	43.780	1,051
	Net Sketched Area:	3,632	Total:	368,723
Size Ad	2368	Gross Are	3800	FinArea 2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

091.0-0002-0016.D

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	